

174.0

0010

0008.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

626,300 / 626,300

USE VALUE:

626,300 / 626,300

ASSESSED:

626,300 / 626,300


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
39		KILSYTHE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: TEUBER HARTMUT AND	
Owner 2: CAGAN-TEUBER JANICE LYNNE	
Owner 3:	

Street 1: 39 KILSYTHE RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

NARRATIVE DESCRIPTION

This parcel contains 4,050 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1924, having primarily Wood Shingle Exterior and 1320 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4050		Sq. Ft.	Site		0	70.	1.34	6									379,051						379,100	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
101		4050.000	244,700	2,500	379,100	626,300			116859
							GIS Ref		
							GIS Ref		
							Insp Date		
							11/20/08		

1 of 1 CARD ARLINGTON

Residential APPRAISED: 626,300 / 626,300
USE VALUE: 626,300 / 626,300
ASSESSED: 626,300 / 626,300

Entered Lot Size
Total Land:
Land Unit Type:

!13607!

PRINT

Date

Time

12/11/20 03:32:15

LAST REV

Date

Time

08/18/16 08:11:08

ekelly

13607

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

PREVIOUS ASSESSMENT

Parcel ID 174.0-0010-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	244,700	2500	4,050.	379,100	626,300	626,300	Year End Roll	12/18/2019
2019	101	FV	207,600	2500	4,050.	373,600	583,700	583,700	Year End Roll	1/3/2019
2018	101	FV	207,600	2500	4,050.	287,000	497,100	497,100	Year End Roll	12/20/2017
2017	101	FV	207,600	2500	4,050.	270,800	480,900	480,900	Year End Roll	1/3/2017
2016	101	FV	207,600	2500	4,050.	249,100	459,200	459,200	Year End	1/4/2016
2015	101	FV	196,100	2500	4,050.	232,800	431,400	431,400	Year End Roll	12/11/2014
2014	101	FV	196,100	2500	4,050.	214,400	413,000	413,000	Year End Roll	12/16/2013
2013	101	FV	196,100	2500	4,050.	214,400	413,000	413,000		12/13/2012

SALES INFORMATION**TAX DISTRICT**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	14445-270		10/1/1981		68,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/10/2015	648	Solar Pa	23,625	6/10/2015				Install solar pane

ACTIVITY INFORMATION

Date	Result	By	Name
6/22/2015	Permit Insp	PC	PHIL C
11/20/2008	Meas/Inspect	345	PATRIOT
12/20/1999	Mailer Sent		
12/16/1999	Measured	163	PATRIOT
1/1/1982		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION

Type:	15 - Old Style	
Sty Ht:	1H - 1 & 1/2 Sty	
(Liv) Units:	1	Total: 1
Foundation:	3 - Brick or Stone	
Frame:	1 - Wood	
Prime Wall:	1 - Wood Shingle	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	BEIGE	
View / Desir:		

GENERAL INFORMATION

Grade:	C - Average
Year Blt:	1924
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall:	2 - Plaster
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
% AC:	100
Solar HW:	NO
Central Vac:	NO
% Com Wall	% Sprinkled:

MOBILE HOME

Make: [] Model: [] Serial #: [] Year: [] Color: []

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X20	F	FR	1930	24.75	T	50	101			2,500			2,500

BATH FEATURES

Full Bath:	1	Rating: Fair
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:	1	Rating: Fair
A HBth:		Rating:
OthrFix:	1	Rating: Fair

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units: 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 7	BRs: 3
	Baths: 1	HB: 1

OTHER FEATURES

Kits:	1	Rating: Fair
A Kits:		Rating:
Fpl:	1	Rating: Average
WSFlue:		Rating:

CONDOS INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:	31	%	

CALC SUMMARY

Basic \$ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj \$ / SQ:	175.482
Other Features:	68764
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	354706
Depreciation:	109959
Depreciated Total:	244747

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:	AvRate:	Ind.Val

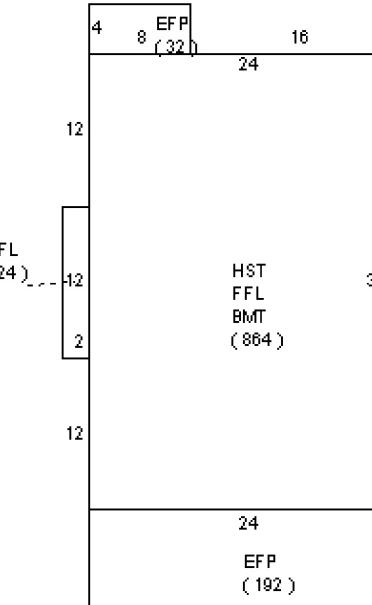
Juris. Factor:	Before Depr:
	175.48

Special Features:	0	Val/Su Net:
		101.62

Final Total:	Val/Su SzAd
244700	185.38

COMMENTS

OF=SINK IN BMT..

SKETCH

More: N Total Yard Items: 2,500 Total Special Features: Total: 2,500

AssessPro Patriot Properties, Inc